

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	4°17'43"	2146.33'	160.90'	N02°43'22"W 160.86'
C2	1°11'34"	2126.33'	44.27'	N04°16'26"W 44.27'
C3	12°28'13"	605.20'	131.72'	N03°36'55"E 131.46'
C4	2°45'44"	982.20'	47.35'	N08°42'46"E 47.35'
C5	90°00'00"	120.00'	188.50'	N45°34'58"W 169.71'
C6	7°38'33"	1293.77'	171.82'	N01°19'59"E 171.69'
C7	6°05'50"	1082.74'	115.22'	N02°28'24"E 115.17'
C8	89°50'46"	90.00'	141.13'	N44°19'20"E 127.11'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°25'02"W	89.56'	L6	S44°23'02"W	35.47'
L2	N16°26'55"W	72.80'			
L3	N89°14'46"E	38.00'			
L4	N86°57'19"E	100.08'			
L5	S45°45'16"E	35.36'			

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK 2	19.005	827,853
LOT 1R, BLOCK 1	5.082	221,367
LOT 2, BLOCK 2	25.579	1,114,213
LOT 3, BLOCK 1	13.339	581,033

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 with an applied combined scale factor of 1.00012.

The coordinates shown hereon are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202, no scale & no projection.

FLOOD STATEMENT:

According to Map No. 48439C0290K and 48439C0280K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located within a special flood hazard area (Zone "AE"). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

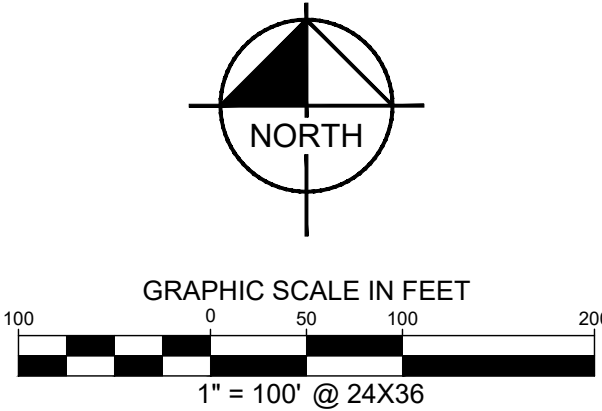
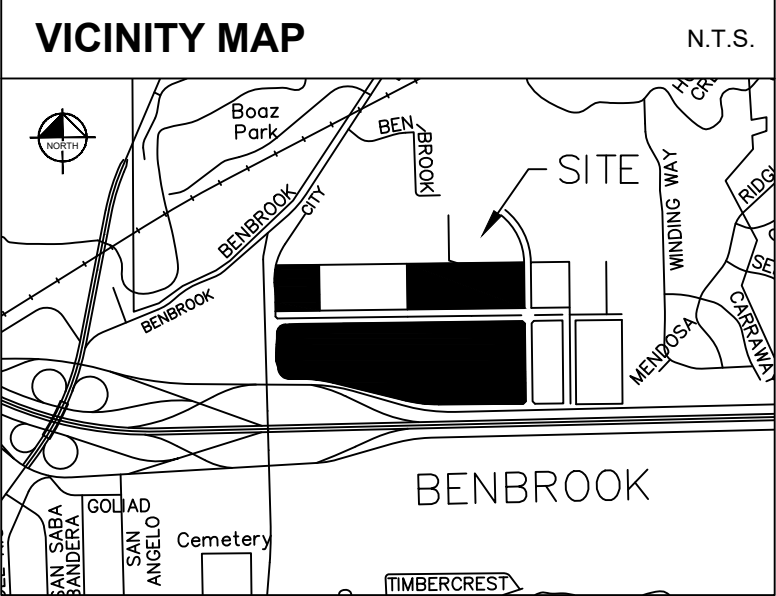
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "HAY" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

OWNER
JACKSON-SHAW / BENBROOK NORTH, LP
4890 ALPHA ROAD, SUITE 100
DALLAS, TEXAS 75244

CASE NO. _____



FINAL PLAT
LOT 1R & LOT 3, BLOCK 1
LOT 1 & LOT 2, BLOCK 2
NORTHEAST WINSYCOTT ADDITION
JAMES CAMBO SURVEY, ABSTRACT NO. 362
AND JOHN LANERI SURVEY, ABSTRACT NO. 1964
CITY OF BENBROOK, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JBH	MCB	2/8/2022	063411012	1 OF 2

EDGEMENT AND DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS Jackson-Shaw / Benbrook North, LP, the undersigned, is the owner of the land shown on this plat within the areas described as follows:

LOT 1R, BLOCK 1

BEING a 5.0819 acre (221,367 square foot) tract of land situated in the James Cambo Survey, Abstract No. 362 & John Laneri Survey, Abstract No. 1964, City of Benbrook, Tarrant County, Texas; said tract being all of Lot 1, Block 1, Northeast Winscott Addition, an addition to the City of Benbrook according to the plat recorded in Cabinet A, Slide 7983 of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to Jackson-Shaw / Benbrook North, LP recorded in Instrument No. D222029292 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set in north line of that tract of land described in Warranty Deed to Texas Electric Service Company recorded in Volume 5435, Page 242 of the Deed Records of Tarrant County, Texas; said point being in the east right-of-way line of Winscott Road (a variable width right-of-way);

THENCE along the said east line of Winscott Road, the following five (5) calls:

North 00°34'31" West, a distance of 95.06 feet to a 5/8-inch iron rod found for corner; said point being the beginning of a tangent curve to the left with a radius of 2,146.33 feet, a central angle of 04°17'43", and a chord bearing and distance of North 02°43'22" West, 160.86 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 160.90 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a reverse curve to the right with a radius of 2,126.33 feet, a central angle of 01°11'34", and a chord bearing and distance of North 04°16'26" West, 44.27 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 44.27 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a non-tangent curve to the right with a radius of 605.20 feet, a central angle of 12°28'13", and a chord bearing and distance of North 03°36'55" East, 131.46 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 131.72 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a non-tangent curve to the right with a radius of 982.20 feet, a central angle of 02°45'44", and a chord bearing and distance of North 08°42'46" East, 47.35 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 47.35 feet to a 5/8-inch iron rod found for the southwest corner of Lot 1R, Block 1, Benbrook Industrial Park, an addition to the City of Benbrook according to the plat recorded in Cabinet A, Slide 7498 of the Plat Records of Tarrant County, Texas;

THENCE North 89°18'02" East, along the south line of said Lot 1R, a distance of 451.68 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 00°45'15" East, departing the said south line of Lot 1R, a distance of 477.36 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the said north line of the Texas Electric Service Company tract;

THENCE South 89°14'44" West, along the said north line of the Texas Electric Service Company tract, a distance of 461.54 feet to the POINT OF BEGINNING and containing 221,367 square feet or 5.0819 acres of land, more or less.

LOT 3, BLOCK 1

BEING a 13.3387 acre (581,033 square foot) tract of land situated in the James Cambo Survey, Abstract No. 362, City of Benbrook, Tarrant County, Texas; said tract also being all of that tract of land described as TRACT A in Special Warranty Deed to Jackson-Shaw / Benbrook North, LP recorded in Instrument No. D222029293 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set in the north line of that tract of land described in Warranty Deed to Texas Electric Service Company recorded in Volume 5435, Page 242 of the Deed Records of Tarrant County, Texas; said point being the northwest corner of a Street or Road Right of Way Easement recorded in Instrument No. D213239849 of said Official Public Records;

THENCE South 89°14'44" West, along the said north line of said Texas Electric Service Company tract, a distance of 1220.74 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of Lot 2, Block 1, Northeast Winscott Addition, an addition to the City of Benbrook according to the plat recorded in Cabinet A, Slide 7983 of the Plat Records of Tarrant County, Texas;

THENCE North 0°47'59" West, departing the said north line of the Texas Electric Service Company tract and along the east line of said Lot 2, a distance of 476.48 feet to a 5/8-inch iron rod found for corner in the south line of Lot 1R, Block 1, Benbrook Industrial Park, an addition to the City of Benbrook according to the plat recorded in Cabinet A, Slide 7498 of the Plat Records of Tarrant County, Texas;

THENCE North 89°18'02" East, along the said south line of Lot 1R, to and along the south line of Lot 2R-1, Benbrook Industrial Park, Phase II, an addition to the City of Benbrook according to the plat recorded in Instrument No. D218095828 of said Official Public Records, a distance of 1221.12 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the west right-of-way line of Benbrook Parkway (a 70-foot right-of-way);

THENCE South 0°45'16" East, along the said west line of Benbrook Parkway, a distance of 475.31 feet to the POINT OF BEGINNING and containing 13.3387 acres or 581,033 square feet of land, more or less.

BLOCK 2

BEING a 44.5837 acre (1,942,067 square foot) tract of land situated in the James Cambo Survey, Abstract No. 362 & John Laneri Survey, Abstract No. 1964, City of Benbrook, Tarrant County, Texas; said tract also being all of that tract of land described as TRACT B in Special Warranty Deed to Jackson-Shaw / Benbrook North, LP recorded in Instrument No. D222029293 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set at the west end of a right-of-way corner clip at the intersection of the north right-of-way line of Southwest Loop 820 (a variable width right-of-way) and the west right-of-way line of Benbrook Parkway (a 70-foot wide right-of-way);

THENCE along the said north line of Southwest Loop 820, the following six (6) calls:

South 89°31'13" West, a distance of 885.50 feet to a brass disc stamped "TXDOT" found for corner at the beginning of a tangent curve to the right having a central angle of 14°16'52", a radius of 1402.40 feet, a chord bearing and distance of North 83°20'21" West, 348.65 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 349.55 feet to a concrete monument found for corner;

North 76°12'58" West, a distance of 776.18 feet to a brass disc stamped "TXDOT" found for corner at the beginning of a tangent curve to the left having a central angle of 14°16'51", a radius of 1462.40 feet, a chord bearing and distance of North 83°21'24" West, 363.56 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 364.50 feet to a concrete monument found for corner;

South 89°25'02" West, a distance of 89.56 feet to a brass disc stamped "TXDOT" found for corner at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 120.00 feet, a chord bearing and distance of North 45°34'58" West, 169.71 feet; said point being the east end of a circular right-of-way corner clip at the intersection of the said north line of Southwest Loop 820 and the east right-of-way line of Winscott Road (a variable width right-of-way);

In a northwesterly direction, along said corner clip and with said curve to the right, an arc distance of 188.50 feet to a 5/8-inch iron rod in concrete found for corner;

THENCE along the said east line of Winscott Road, the following four (4) calls:

North 16°26'55" West, a distance of 72.80 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a non-tangent curve to the right having a central angle of 7°36'33", a radius of 1293.77 feet, a chord bearing and distance of North 1°19'59" East, 171.69 feet;

OWNER'S ACKNOWLEDGEMENT AND DEDICATION (continued)

In a northeasterly direction, with said curve to the right, an arc distance of 171.82 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the left having a central angle of 6°05'50", a radius of 1082.74 feet, a chord bearing and distance of North 2°28'24" East, 115.17 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 115.22 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a non-tangent curve to the right having a central angle of 89°50'46", a radius of 90.00 feet, a chord bearing and distance of North 44°19'20" East, 127.11 feet; said point being the south end of a circular right-of-way corner clip at the intersection of the said east line of Winscott Road and the south right-of-way line of Winbrook Drive (a 60-foot wide right-of-way);

In a northeasterly direction, along said corner clip and with said curve to the right, an arc distance of 141.13 feet to a 5/8-inch iron rod found for corner;

THENCE along the said south line of Winbrook Drive, the following three (3) calls:

North 89°14'46" East, a distance of 38.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 86°57'19" East, a distance of 100.08 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 89°14'44" East, a distance of 2331.37 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Winbrook Drive and the said west line of Benbrook Parkway;

THENCE South 45°45'16" East, along said corner clip, a distance of 35.36 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 0°45'16" East, along the said west line of Benbrook Parkway, a distance of 811.90 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 44°23'02" West, a distance of 35.47 feet to the POINT OF BEGINNING and containing 44.5837 acres or 1,942.067 square feet of land, more or less.

and designated herein as the NORTHEAST WINSCOTT ADDITION subdivision to the City of Benbrook, Texas, and whose name is subscribed hereto,hereby dedicate to the public in fee simple all streets, alleys, rights-of-way and parks, and dedicate to the public forever all water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Any franchised public utility, including the city of Benbrook shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city of Benbrook, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

No construction shall be allowed within a floodplain easement unless specifically approved by the City of Benbrook. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the base flood elevation (100-year flood or one percent probability flood elevation.)

Any existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Benbrook will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City of Benbrook shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

Jackson-Shaw / Benbrook North, LP, a Texas limited partnership

BY: JSC / Benbrook North GP, LLC, a Texas limited liability company, its general partner

BY: Michele Wheeler Vice President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michele Wheeler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on October 21, 2021 and that all corners are shown hereon.

PRELIMINARY

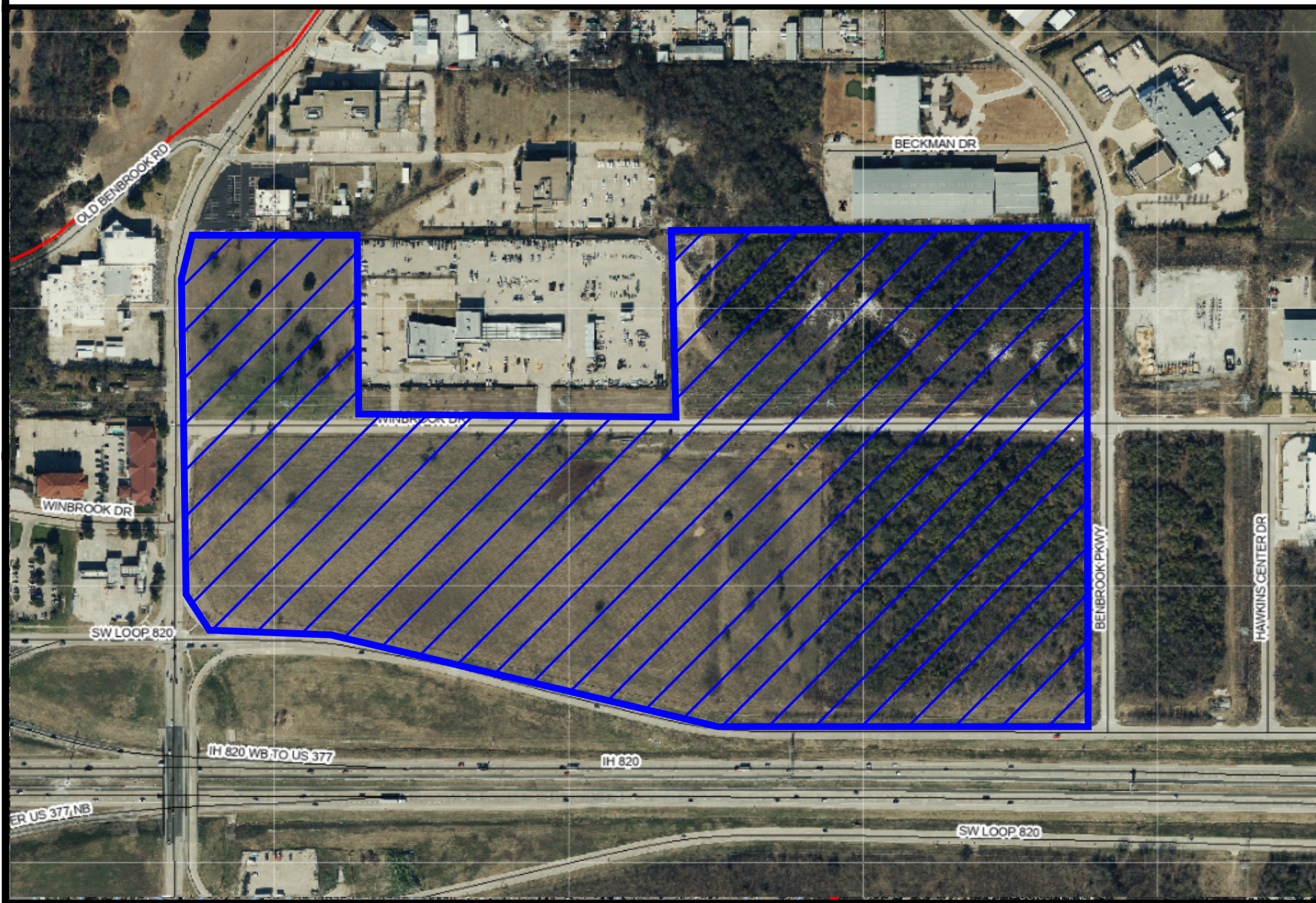
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

FINAL PLAT
LOT 1R & LOT 3, BLOCK 1
LOT 1 & LOT 2, BLOCK 2
NORTHEAST WINSCOTT ADDITION
JAMES CAMBO SURVEY, ABSTRACT NO. 362
AND JOHN LANERI SURVEY, ABSTRACT NO. 1964
CITY OF BENBROOK, TARRANT COUNTY, TEXAS

Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	MCB	2/8/2022	063411012	2 OF 2

Location Map



Staff Comments

Project: Northeast Winscott

Date: March 10, 2022

RE: RP-22-02



Final Plat and Engineering Comments:

1. Add the city case file number (RP-22-02) to the plat.
2. Add the dedicator phone number (16.16.020.C.3.b)
3. The title block to read as follows (16.16.020.C 3.c):

FINAL PLAT
OF
NORTHEAST WINSCOTT ADDITION
BEING A REPLAT OF LOT 1, BLOCK 1 NORTHEAST WINSCOTT ADDITION
AND COMPRISING OF 57.92 ACRES OUT OF THE
JAMES CAMBO SURVEY, ABSTRACT NO. 362,
JOHN LANERI SURVEY, ABSTRACT NO. 1964
BENBROOK, TARRANT COUNTY, TEXAS
63 ACRES

- 3a. If desired, your team can select a new subdivision name. Contact planning staff for naming approval.
4. Update property owner information and recording information for all lots within and adjacent to the new subdivision to reflect current ownership (16.16.020.C.3.e).
5. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two intersecting public streets in accordance with Section 16.28.020.C. A notation of restrictions within P.O.S.E.s shall appear on the face of the plat (16.16.020.C.3.dd).
6. A notation shall be placed on the final plat referencing the tree preservation and mitigation plan on file with the city planning department (16.16.020.C.3.ii).
7. Remove the side yard setbacks from the plat; only front yard build lines are required on the plat (16.16.020.C.3.q).
8. All proposed easements to be filed by separate permit but be recorded and then information added before recordation of the plat (16.16.020.C.3.f).
9. Add the following note to the Final Plat stating that all on-site storm sewer infrastructure, including detention ponds, are private and the city is not responsible for maintenance (16.16.020.C.3.j).

"All storm sewer infrastructure such as, but not limited to: pipes, inlets, manholes, interceptors, outfalls, and detention ponds is private and shall be operated and maintained by the property owner. The City of Benbrook is not responsible for maintaining said private storm sewer infrastructure."

10. A previous comment was not addressed: What is the size and capacity of the culvert under Beckman Drive downstream from Lot 1R (16.20.020.C).
11. The iSWM Drainage analysis does not address Design Point 6, specifically the downstream culvert mentioned above (16.20.020.C).
12. For all lots, sidewalks shall be installed per Section 16.28.025.15.
13. TXDOT approval is required for drainage, access, and sidewalk (16.16.020.C).

Staff Comments

Benbrook Water Authority Comments:

Final Plat

1. Sheet 1 of 2: All water and/or wastewater easements dedicated to BWA will need to be minimum 15-foot in width to comply with the BWA Policies and Procedures Sec. 4.04B.
2. Sheet 2 of 2: Whether by plat or by separate instrument, easements dedicated for construction, operation and/or maintenance of public water or wastewater facilities shall be dedicated exclusively to BWA and retain for BWA all rights in the dedication language required by BWA.

New water or wastewater facilities will not be accepted by BWA as complete prior to, or after, plat filing unless the required easement dedication language is directly on the plat or in a separate easement instrument filed prior to plat filing.

See BWA Policies and Procedures Sec. 4.04-B-(5) for the required easement dedication language.



Sheet C-002 General Notes

Water and Wastewater

1. The City, City Standards, and City Details are referred to all throughout the water and wastewater notes. BWA is a separate entity from the City of Benbrook and therefore all the references to the city should be changed to the Benbrook Water Authority or BWA (Notes: 1, 6, 8, 10, 13, 15, 19 and 23). All water and wastewater shall be constructed in accordance with BWA's Standard Specifications for Water and Wastewater Construction.
2. Note 23-A. Manholes should be installed and tested as required by BWA Specifications. Pressure testing of manholes is not required.

Sheet C-301 Utility Plan Building 1

1. Clouded callouts call for 1-2-inch domestic meter. All water meters will be provided by BWA at the time an account is set up.
2. All fire lines should be a separate line, free from any of the service taps and fire hydrant lead lines. A separate connection to the existing 8-inch should be made for the fire hydrant lead. You may tap the fire hydrant lead line for the irrigation service.
3. Sewer line B-1 from STA: 4+15.90 should be marked as private.

Sheet C-302 Utility Plan Building 2

1. Line, B-2 Fire A, suggest making this line public and extending the line from STA: 3+42.79 to the east and tying into the 8-inch water line along Benbrook Parkway to make a looped system. The fire line and detector check would then be private from STA: 3+42.79 to the building.
2. STA: 0.00 B2 Domestic Water A calls for a 4-inch Tee. All water taps should be made in accordance with BWA's Standard Specifications for Water and Sewer Construction Sec. 33-12-10 and Detail Item No. 104. Two separate 2-inch water taps will be required at this location.
3. Sanitary Sewer Line B2 SSWR B, should be labeled as private sewer.

Sheet C-303 Utility Plan Building 3

1. B3 Waterline A, suggest removing the section of waterline from STA: 0+00 to STA: 2+19.48 and tying into the existing 8-inch waterline to the west.
2. Sanitary Sewer line B3 SSWR A, should be marked as private.
3. All water taps should be made in accordance with BWA's Standard Specifications for Water and Sewer Construction.

Staff Comments

Sheet C-204 Utility Plan Building 4

1. Sanitary Sewer line B4 SSWR A should be marked as private.
2. Fire line B4 Fire A1, STA: 0+54 should not have the fire hydrant tapped from the fire line. The fire hydrant should be tapped separately from the fire line.



Sheet C-601 Construction Details

1. Add BWA Construction Details to the plan set for the water and sewer construction. The details can be found in Part-C of the Standard Specifications for Water & Sewer Construction, which can be downloaded from our web site at:
<https://www.benbrookwater.com>.

FEMA FLOODPLAIN - Block 3, Lot 1 (Bldg. 3)



Legend

- FLOODWAY
- 100 YEAR
- 500 YEAR